TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY The undersigned, legal owner(s); of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1302 3C1 To permit a side setback of 21 feet instead of the required 25 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Practical difficulty. This is an already developed area. Other houses in the area, including the one on the opposite corner of Charles street is less than fifteen feet from the street. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Faye L.Maguire Milton L. Hazzard (Type or Print Name) (Type or Print Name) Miller II. Hazzale & M. Woodington Pd.apt.F-9 (Type or Print Name) 747-7022 312 Montrose Ave. Type or Print Name) Catonsville, Rd. 21228 City and State Name, address and phone number of legal owner, conract purchaser or representative to be contacted 4 N. Woodington Ed. apt.F-9 Paltimore . C. 21279 C. 9/2-1707 H. 525-3627 Atterney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this _____3lst_____ of July 19.84, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ______25th _____ day of ___September _____, 19.84 __, at 9:45 o'clock BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 18, 1984 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120 M's. Faye L. Maguire 312 Montrose Avenue

PETITION FOR ZONING VARIANCE 85-85-A

Catonsville, Maryland 21228 Nicholas B. Cummodari RE: Case No. 85-85-A (Item No. 18) Petitioner - Faye L. Maguire Variance Petition MEMBERS Bureau of Engineering Lear M's. Maguire: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Department of Traffic Engineering State Roads Commissi Bureau of 👑 Fire Prevention Health Department Project Planning Building Department Board of Education Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Zoning Administration Industrial Development

Very truly yours,

NICHOLAS B. COMMODARI

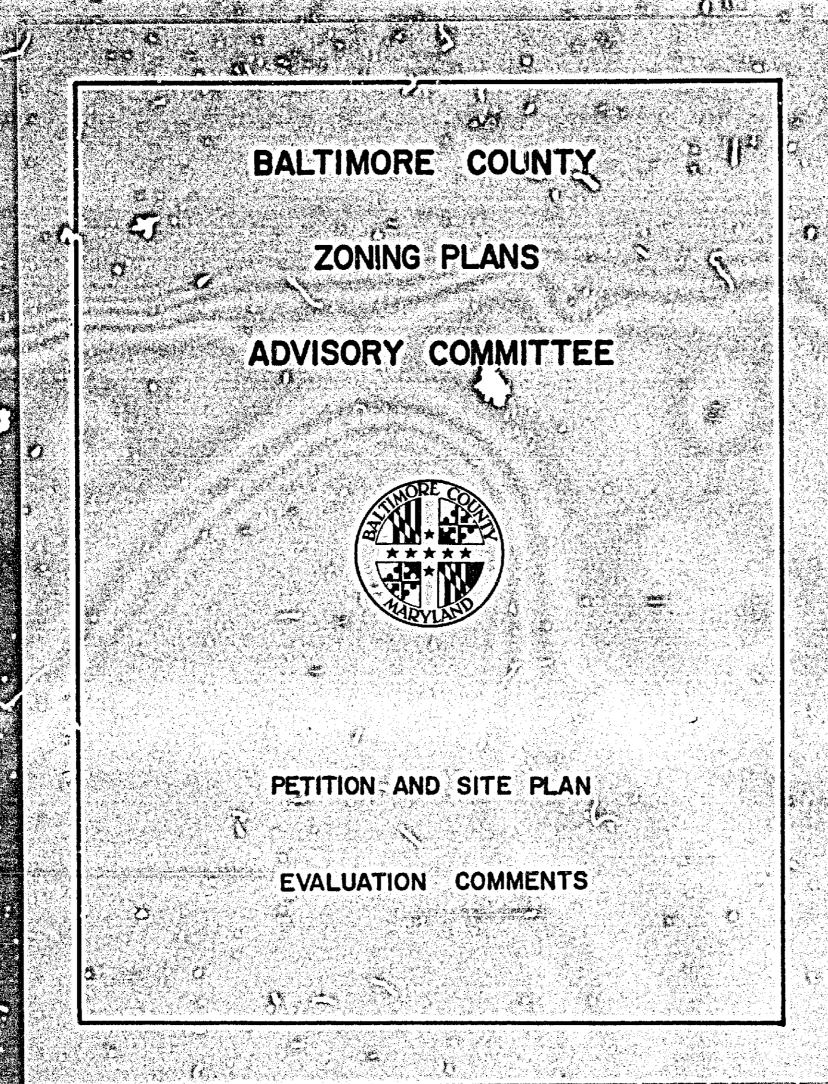
Chairman -

NBC:bsc

Enclosures

Michelas B. Commodaifus

Zoning Plans Advisory Committee



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Arnold Jabion Date September 5, 1984 Norman E. Gerber, Director FROM Office c' Planning and Zoning Zoning Petition Nos. 85-70-A, 85-74-A, 85-75-A, SUBJECT 85-76-A, 85-77-A, 85-80-A, 85-81-A, and 85-85-A, 85-84-A There are no comprehensive planning factors requiring comment on these petitions. Office of Planning and Zoning NEG/JGH/sf

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204. Your petition has been received and accepted for filing this not day of July , 1984 M's Fave L. Maguire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR August 24, 1984 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item #18 (1984-1985) Property Owner: Faye L. Maguire N/W cor. Charles St. and Ingleside Ave. Acres: 65 x 125 District: 1st Dear Mr. Jablon: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject General: Public utilities exist and are not directly involved. Charles Street is proposed to be further improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way, with fillet areas for sight distance at the Ingleside Avenue intersection.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem

grading, including the stripping of top soil.

which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

> Silbert S. BENSON, P.E., Asst. Chief Bureau of Public Services

GSB:EAM:FWR:ss L-SE Key Sheet 1 NW 21 Pos. Sheet NW 1 F Topo 95 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR Mr. Arnoid Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 8-3-84 Re: Zoning Advisory Meeting of 7-3/-84 Item 1/8

Property Owner: Faye L. Maguire

Location: nwicor. Charles St. + Ingleside Aue. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable. (X)There are no site planning factors requiring comment.
()A County Review Group Meeting is required.)A County Review Group meeting is required.

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a

subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.
)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board ()Landscaping should be provided on this site and shown on the plan.
 ()The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is Polars of Used and Treatment Plants of a "D" level intersection as defined by Bill 178-79, and as conditions change truffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

Chief, Current Planning and Developmen

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

July 27, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 9, 17, 18, 19, and 21 ZAC-Meeting of July 31, 1984 Property Owner: Location: Existing Zoning: Proposed Zoning:

District:

Acres:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 9, 17, (18) 19, and 21.

Traffic Engineering Assoc. II

MSF/com

SON OF MORRISON PROPERTY OF THE PARTY OF THE Pursuant to the advertisement, posting of property, and public hearing on the Petition and it sppearing that strict compliance with the Baltimore County Zoning Regulations would mould and result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with will not adversely affect the health, safety, and general welfare of the community, the variance(s) should schonik and be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of September, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 21 feet in lieu of the required 25 feet for the expressed purpose of constructing a dwelling, in accordance with the site plan Tiled herein, is GRANTED, from and after the date of this Order.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

September 28, 1984

Ms. Faye L. Maguire 312 Montrose Avenue Catonsville, Maryland 21228

> RE: Petition for Variance NW/corner Ingleside Ave. & Charles St. (1332 Ingleside Ave.) - 1st Election District Faye L. Maguire - Petitioner No. 85-85-A (Item No. 18)

Dear Ms. Maguire:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, Deputy Zoning Commissioner

JMHJ/mc Attachments

cc: Mr. Milton L. Hazzard 4 North Woodington Road Apartment E-9 Baltimore, Maryland 21229

People's Coursel

August 28, 1984 Me. Paye L. Maguire 312 Montrose Avenue Catonsville, Maryland 22228 NOTICE OF HEARING Re: Petition for Variance

NW/corner Ingleside Avenue and Charles Street
(1332 Ingleside Avenue) Faye L. Haguire - Petitioner Case No. 85-85-4 TIME: 9:45 A.M. DATE: Tuesday, September 25, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland ce: Milton L. Hazzard 4 N. Woodington Road Apartment E-9 Baltimore, Haryland 21229 BALTIMORE COUNTY, MARYLAND No. 131926 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT PROM: VARIANCE 50#18

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, ML 21204

RE: Property Owner: Faye L. Maguire

Item No.: 18

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Department of Public Works.

to occupancy.

JK/mb/cm

() 6. Site plans are approved, as drawn.

Special Inspection Division

() 3. The vehicle dead end condition shown at ____

Location: NW/Cor. Charles Street and Ingleside Avenue

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______feet along an approved road in accordance with Baltimore County Standards as published by the

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 7. The Fire Prevention Bureau has no comments, at this time.

() 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

Association Standard No. 101 "Life Safety Code", 1976 Edition prior

August 14, 1984

PAUL H. REINCKE CHIEF

Zoning Ag. 3: Meeting of July 31, 1984 (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection REVIEWER CIT (set felly 8-15 84 Approved: Legent M Vergensel Fire Prevention Bureau

August 29, 1984 Mr. Arnold Jablon, Zoning Commissione Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Jablon: Comments on Item # 19 Zoning Advisory Committee Meeting are as follows: Property Owner: Faye L. Maguire
Location: NW/Cor. Charles Street and Ingleside Avenue
Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a side yard setback of 21' in lieu of the required 25'. Acres: 65 x 125 District: 1st. B. A building/ & other / permit shall be required before beginning construction. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Mon-reproduced seals and signatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction cls ification of Table 401. NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Posted for:

Petitioner:

Faye I Maguera

Location of property:

NN/Con Complexide are

(1333 Conglexide are)

Location of Signs:

NW/Cone of Conglexide are

Location of Signs:

NW/Cone of Conglexide

Remarks:

Posted by

Signature

Number of Signs:

Date of return: 9 - 14 - 54 RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER NW Corner Ingleside Ave. and Charles St. (1332 OF BALTIMORE COUNTY Ingleside Ave.) lst District

FAYE L. MAGUIRE, Petitioner : Case No. 85-85-A

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedmin
People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 4th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Faye L. Maguire, 312 Montrose Ave., Catonsville, MD 21228, Petitioner; and Milton L. Hazzard, 4 N. Woodington Rd., Apt. F-9, Baltimore, MD 21229, Contract

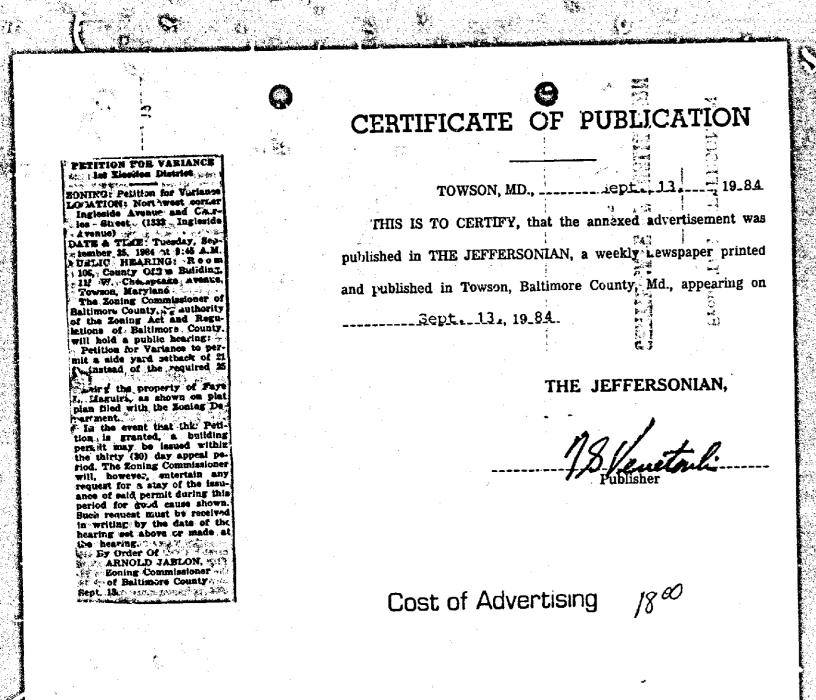
Office of PATUXENT PETITION * * FOR VARIANCE 10750 Little Patuxenicary. Columbia, MD 21044 1st Election District ZONING Petition for Varience
LOCATION: September6 19 84 Northwest corner in Northwest corner incided Avenue and Charles Street (1332 inglecte Avenue)

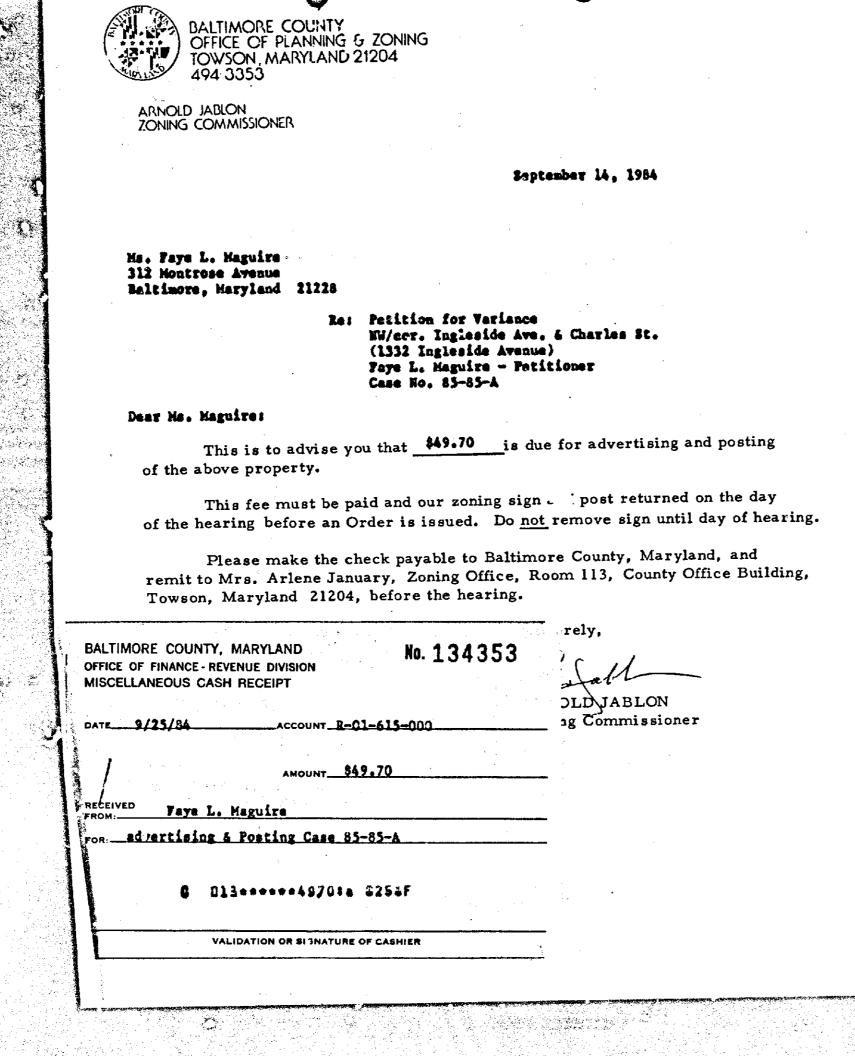
DATE & TIME:
Tueckey, September 25, 1984 at 9:45 A.M.

PUBLIC HEARING:
Room 106, County Office Building, 111 W.
Chesapeake Avenue, Toward, Maryland
The Zoning Commentarior of Baltimore County, by authority of the Zoning Act and Regulations of Real. THIS IS TO CERTIFY, that the annexed advertisement of PETITION VARIANCE 59031 end Regulations of Baltimore County, will have a public hearing;
Pelition for Variance to was inserted in the following: pormit a side yere cothenic of 21 ft. instead of the re-quired 25 ft. Seing the property of Faye L. Meguire, as shown on plat plan filed with the Zoning Department. In the event that this Pet-lion is greated □Arbutus Times weekly newspapers published in Baltimore County, Maryland once a week for _____successive weeks before the _____8 day of ___september 19 ___84 that is to say, the same was inserted in the issues of for is granted, a building permit may be insued within the thirty (30) day appeal period. The Zoning Commissioner with however. September 6, 1984 entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ob beens seld SERVE TROJ IN 1921 IN JOHA IS JSSE nose

8 009*****35001a 8194F





PETITION FOR ZONING VARIANCE Zoning Description Beginning on the northwest corner of Charles street and Ingleside ave., being lots 62.63 and a part of 64.block 16.plat #2 of Catonsville Manor. Also known as 1332 Ingleside avenue in the 1st election district.

PETITION FOR VARIANCE 1st Election District Petition for Variance Northwest corner Ingleside Avenue and Charles Street (1332 Ingleside Avenue) LOCATION: Tuesday, September 25, 1984 at 9:45 A.M. DATE & TIME: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland PUBLIC HEARING: The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side yard setback of 21 ft. instead of the required 25 ft. Being the property of Faye L. Maguire, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

INGLESIDE -WITH IN 200 - EXISTING DNGS, FRONT SETBACK 25' FRIM PROFERTY UNS 200 IN LINE EXISTING DWG MGLESIDE AVE. EXISTING DWELLINGS SCALES /"= 50" OWNER - FAYE MAGUIRE! dir DISTRICT 1, ZONED DRS.5 R/M 60, BYLING 36. OWNERS WILL TAKE FULL RESPONSIBILITY EXISTING UTILITIES. AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY DALTO. TO. PROPOSED SINCLE FAMILY DIMETHING 34, BX 58, Lots 62,63,64 | saate Catousville Manor 6-116